Davidson County DEEDWARR
Recvd: 08/10/04 10:11 2pgs
Fees:13.00 Taxes:1331.63

20040810-0096352

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-12-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Zachary Liff	Zachary Liff	103-04
4205 Nebraska Avenue	4205 Nebraska Avenue	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL 236

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Nine Thousand Nine Hundred Dollars and Zero Cents ($359,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Catarina V. Blitz, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Zachary Liff, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the east 55.0 feet of Lot No. 58 and the west 25.0 feet of Lot No. 57 on the Plan of West End Annex of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee.

SAID parts of said lots front together 80.0 feet on the south side of Nebraska Avenue and run back between parallel lines 157.9 feet to an alley.

BEING the same property conveyed to Catarina Vietorisz, an unmarried person, by deed from Phillip M. Huddleston and wife, Nancy Huddleston, and Jean Fishel, an unmarried person, of record in Book 10556, page 324, Register's Office for Davidson County, Tennessee; the said Catarina Vietorisz having legally changed her name to Catarina Vietorisz Blitz (aka Catarina V. Blitz).

This conveyance is expressly made subject to: (1) Property taxes for 2004 and all subsequent years and (2) all matters shown on the plan of record in Plat Book 332, page 61.

unimproved ☐

This is improved ☒ property, known as 4205 Nebraska Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of August, 2004.

Catarina V. Blitz

Catarina V. Blitz

By: Mitchell A. Watts

Mitchell A. Watts, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Catarina V.Blitz, and acknowledged that he executed the same as the free act and deed of the said Catarina V. Blitz.

Witness my hand and official seal at Nashville, Tennessee this 9th day of August, 2004.

Commission expires: 03.22.08

Notary Public

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE